

CLEMENS SHORT PLAT

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 36 EAST, W.M. CITY OF WALLA WALLA, WALLA WALLA COUNTY, WASHINGTON

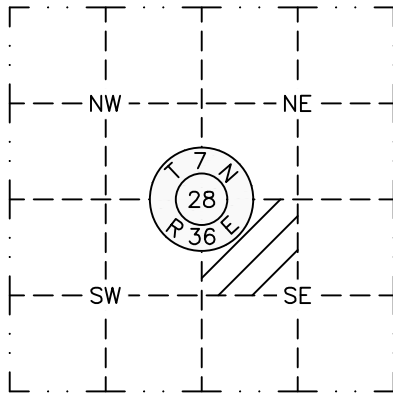
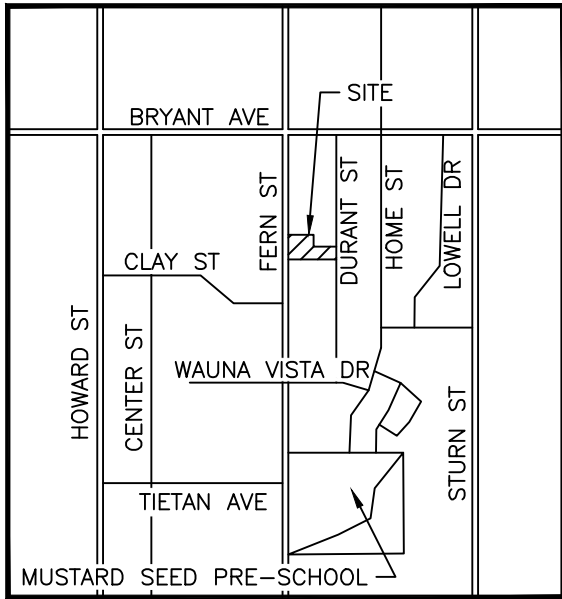
EXISTING LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED AF#2012-05844

LOT 1 OF THAT CERTAIN SHORT PLAT FILED IN BOOK 5 OF SHORT PLATS AT PAGE 45, UNDER AUDITOR'S FILE NO. 2012-05457 RECORDS OF THE AUDITOR OF WALLA WALLA COUNTY, STATE OF WASHINGTON SITUATE IN THE CITY AND COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE (NAD_83 2011). SOUTH ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 1.00008782 FROM LATITUDE: 46°03'18.0"N LONGITUDE: 118°18'48.8"W
2. ○ = SET 5/8" REBAR WITH ORANGE CAP STAMPED "DPB 41028."
3. ● = DENOTES FOUND YELLOW PLASTIC CAP STAMPED "MAPS WA 38020"
4. ⊕ = DENOTES COMPUTED MONUMENT POSITION PER A.F. #2012-05456
5. (C) = COMPUTED (M) = MEASURED
(R) = RECORD PER SHORT PLAT 12-001 (A.F. #2012-05457)
(R1) = RECORD PER STATUTORY WARRANTY DEED AF #2019-04640
R/W = RIGHT-OF-WAY
6. EQUIPMENT AND PROCEDURES USED: DUAL FREQUENCY GNSS RECEIVERS USING REAL TIME KINEMATIC METHODS



SURVEYOR'S CERTIFICATE:

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

DAVID P. BAALMAN, REG# 41028

DATE



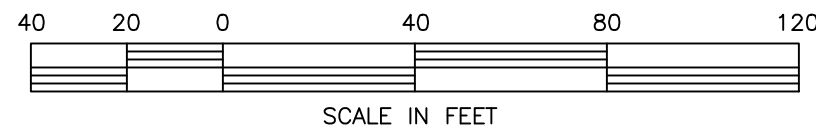
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT _____M, IN BOOK ____ OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF ROGERS SURVEYING.

WALLA WALLA COUNTY AUDITOR

AUDITOR'S FILE NUMBER

REV:



RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	KYLE CLEMENS	JOB	27022
PROJECT	SHORT PLAT NW1/4 SE1/4, S.28, T.7N., R.36E., W.M.		
DRN. BY	PCB	SCALE	1"= 40'
APPROVED	DATE	10/12/22	ACAD VER - BK879 F.B. NO - C3D21 FILE: 27022.DWG
		SHEET	1 OF 2

OWNER’S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENT THAT I, DAVID F. DALAN AND HEATHER L. DALAN, HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

DAVID F. DALAN

HEATHER L. DALAN

GESA CREDIT UNION

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF

ON THIS DAY PERSONALLY APPEARED BEFORE ME, DAVID F. DALAN AND HEATHER L. DALAN, TO ME KNOWN TO BE THE INDIVIDUAL, OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

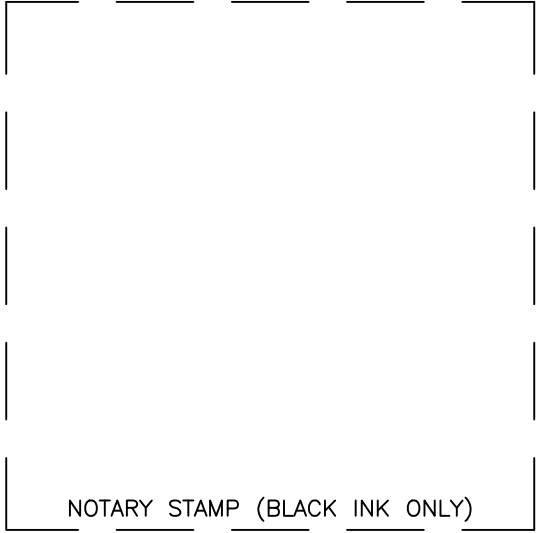
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF , 20__

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____



ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF

ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ TO ME KNOWN TO BE THE INDIVIDUAL, OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

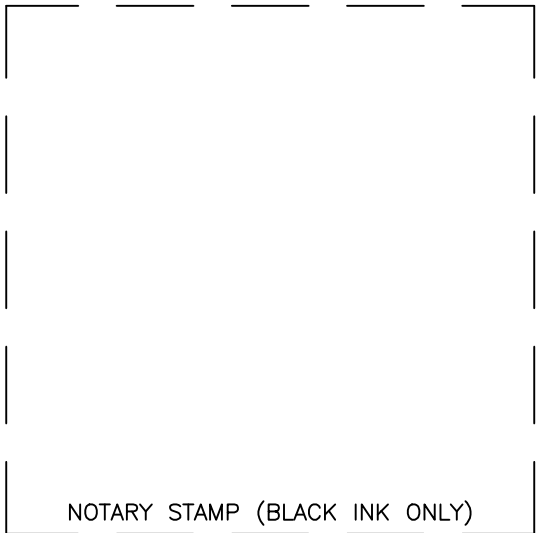
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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

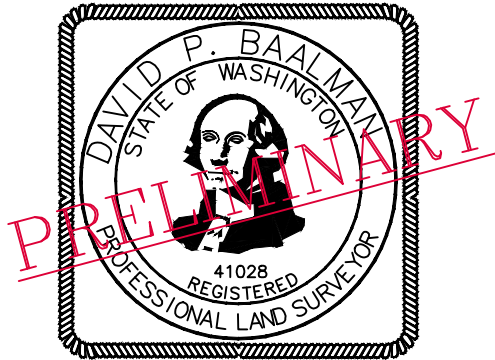
RESIDING AT: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____



DATE



CLEMENS SHORT PLAT

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF
SECTION 28, TOWNSHIP 7 NORTH, RANGE 36 EAST, W.M.
CITY OF WALLA WALLA, WALLA WALLA COUNTY, WASHINGTON

SURVEYOR’S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF KYLE CLEMMENS AND KATHERINE CURLES TO SPLIT OFF THE EAST 75 FEET OF LOT 1, SHORT PLAT #SPL-12-001. FOUND MONUMENTS SET PER BUTLER ON SAID SHORT PLAT WERE HELD TO CONTROL THE BOUNDARIES OF THE SUBJECT PROPERTY.

CITY OF WALLA WALLA APPROVALS:

THE SUBDIVISION SHOWN ON THE ACCOMPANYING PLAT CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN AND TO CHAPTER 19.22 OF THE CITY OF WALLA WALLA MUNICIPAL CODE.

NEAL CHAVRE, CITY ENGINEER

DATE

J. PRESTON FREDERICKSON,
DEVELOPMENT SERVICES DIRECTOR

DATE

TREASURER’S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 20____ AGAINST THE PROPERTY SHOWN ON THIS SHORT PLAT HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER

DATE

AUDITOR’S CERTIFICATE

FILED FOR RECORD THIS DAY OF , 20____, AT M,
IN BOOK OF SHORT PLATS, AT PAGE , AT THE REQUEST OF ROGERS SURVEYING.

WALLA WALLA COUNTY AUDITOR

AUDITOR’S FILE NUMBER

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		PROJECT			
NW1/4 SE1/4, S.28, T.7N., R.36E., W.M.					
DRN. BY	PCB	SCALE	N/A	ACAD VER	-BK870
APPROVED	DPB	DATE	10/4/22	F.B. NO	- C3D21
				FILE:	27022.DWG
				SHEET_2	OF_2